



City of Broken Arrow

Meeting Agenda

Planning Commission

Robert Goranson Chairman
Jason Coan Vice Chairman
Jaylee Klempa Commissioner
Jonathan Townsend Commissioner
Mindy Payne Commissioner

Thursday, December 19, 2024

5:30 PM

**City of Broken Arrow
Council Chambers
220 South 1st Street
Broken Arrow, OK
74012**

1. Call To Order

2. Roll Call

3. Old Business

- A. [24-1658](#) Public hearing, consideration, and possible action regarding PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

Attachments: [2-Case Map PUD-001814-2024](#)
[3-Aerial Map PUD-001814-2024](#)
[2024.10.04 Antler Falls PUD](#)

4. Consideration of Consent Agenda

- A. [24-1652](#) Approval of LOT-001888-2024, Midway Cottages, 1 lot to 2 lots, 0.18 acres, DROD Area 2 / R-3 (Downtown Residential Overlay District Area 2 / Residential Single-Family 3) / PUD-001249-2023 (Planned Unit Development), one-eighth mile south of Kenosha St (71st Street) and one-third mile west of 9th Street (177th Avenue/Lynn Lane Road)

Attachments: [2-CaseMap LOT-001888-2024](#)
[3-Aerial LOT-001888-2024](#)
[Midway Cottages Exhibit](#)

- B. [24-1667](#) Approval of PT-001886-2024|PR-000784-2024, Preliminary Plat for Aspen Market, 30.54 acres, CN (Commercial Neighborhood), CG (Commercial General), RD (Residential Duplex) and R-2 (Single-Family Residential) to CH (Commercial Heavy) and PUD-001818-2024 via BAZ-001817-2024, generally located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)

Sponsors: Planning Commission

Attachments: [2- Preliminary Plat and Deed of Dedication with Comments](#)

- C. [24-1670](#) Approval of LOT-001887-2024, Catlett Lot Split, 1 lot to 2 lots, 2.44 acres, R-1 (Single Family Residential), located approximately one-quarter mile west of Elm Place (161st E Ave), and one-third mile north of Houston Street (81st street).

Sponsors: Planning Commission

Attachments: [2- Case Map](#)
[3- Aerial Map](#)
[4- Exhibit](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [24-1660](#) Public hearing, consideration, and possible action regarding COMP-001761-2024 (Comprehensive Plan Change), 510M, 3.46 acres, Level 3 (Transition Area) & Level 6 (Regional Employment/Commercial) to Level 3, located approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Avenue).

Attachments: [2-Case Map COMP-001761-2024](#)
[3- Aerial COMP-001761-2024\(a\)](#)
[4-Comprehensive Plan COMP-001761-2024](#)

- B. [24-1661](#) Public hearing, consideration, and possible action regarding COMP-001872-2024 (Comprehensive Plan Change), Furniture Row Lot Split, 1.63 acres, Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial), located approximately one-half mile north of Kenosha Street (71st Street), one-third mile east of Elm Place (161st E. Avenue).

Attachments: [2-Case Map COMP-001872-2024](#)
[3-Aerial COMP-001872-2024](#)
[4-Comprehensive Plan COMP-001872-2024](#)

- C. [24-1665](#) Public hearing, consideration, and possible action regarding COMP-001874-2024 (Comprehensive Plan Change), Bel Lago, 17.2 acres, Level 2 (Urban Residential) to Level 3 (Transition Area), located approximately one-quarter mile north of Houston Street (81st Street), one-half mile west of Evans Road (225th E. Avenue).

Attachments: [2-Case Map COMP-001874-2024](#)
[3-Aerial COMP-001874-2024](#)
[4- Comprehensive Plan COMP-001874-2024](#)

- D. [24-1668](#) Public hearing, consideration, and possible action regarding COMP-001746-2024 (Comprehensive Plan Change), College Street Development, 30.14 acres, Level 6 to Level 3, located west of County Line Road (23rd Street) and half a mile north of Houston Street (81st Street)

Sponsors: Planning Commission

Attachments: [2- Case Map](#)
[3- Aerial](#)
[4- Comprehensive Plan Map](#)

- E. [24-1669](#) Public hearing, consideration, and possible action regarding BAZ-001873-2024 (Rezoning), Davis Duplex, 0.41 acres, R-3 (Single-Family Residential) to RD (Residential Duplex), located one half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street)

Sponsors: Planning Commission

Attachments: [2- Case Map](#)
[3- Aerial](#)
[4- Land Use Intensity System](#)

7. Appeals

8. General Commission Business

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

10. Adjournment

NOTICE:

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

A paper copy of this agenda is available upon request.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk